



Wasatch CHOICE for 2040



## Commuter Rail Station Development with Form Based Code, Making It Happen

*American Fork*

Presenters: Mayor James H. (J.H.) Hadfield, Adam Olsen, Wendelin Knobloch, Mary Street

Moderator: Richard Brockmeyer

The American Fork Station Area Plan was adopted in May 2014 by the City Council. The purpose of the project was to develop a plan that the City can use to guide development toward being transit supportive; utilizing elements of vertical and horizontal mixed use, smaller scale commercial and office park areas. Currently, the City is also pursuing the creation and adoption of a form-based code to implement the plan. The City envisions this area as a place that people will come to live and work. The final product will be a form based code that will guide development, focused more on form than land use, and to achieve the desired result of a true transit oriented development station area.

### Mayor James Hadfield

Mayor James H. (J.H.) Hadfield is a longtime resident of American Fork, Utah. He is a veteran of military service with over 30 years. Mayor Hadfield retired as a Colonel in the Utah National Guard.



Mayor Hadfield has served the City of American Fork in a multitude of positions that have given him a unique insight into City operation. He served on the Planning and Zoning Commission for nine years, six of which he served as the Chairman. He was a member of the American Fork Irrigation Board and the Metropolitan Water Board. Before becoming Mayor, Mr. Hadfield served American Fork City for 15 years as the Supervisor in the Engineering Department.

Mayor Hadfield holds a Bachelor of Science in Engineering and is a graduate of the U.S. Army Command and General Staff College. He is married to Elaine Haws Hadfield and they are the proud parents of four children and twelve grandchildren.

### Adam Olsen, Senior Planner



Adam Olsen is the Senior Planner for American Fork City. He has worked for American Fork since 2008 and focuses on both current and long range planning. With the arrival of the FrontRunner station, Adam has assisted in planning a true transit-oriented development to bring in increased housing, commercial, and business opportunities while preserving the quality of life for existing residents. Adam has also been involved with the Utah Lake Commission and took an active role in the development and adoption of the Shoreline Protection Overlay Zone, which supports the City's long range, balanced vision for the lake shore area.

Adam has a Bachelor of Science degree in Geography Utah State University. Prior to coming to American Fork, he worked as a Senior Planner in Grand Junction, Colorado. He has also served in planning departments of Washington City, Utah and Montrose County, Colorado.

## Wendelin Knobloch, City Planner



Wendelin Knobloch has over ten years of experience in the planning and community development field. He holds a Bachelor of Arts in Economics and a Master of Development Administration, both of which he earned at Western Michigan University.

He started his career with Neighborhoods Incorporated of Battle Creek, MI, a nonprofit community development corporation with ties to the Kellogg Foundation, and now works as a city planner in American Fork City.

One of his responsibilities has been to collaborate on the creation of the Station Area Plan/Transit Oriented Development as a member of a joint team between UTA and American Fork City. He has also taken great delight in his involvement with active transportation, especially the development and continued implementation of the Bicycle and Pedestrian Master Plan.

## Mary Street



Mary Street began her career in real estate in 1996. Throughout her career, Mary has worked at local, county, and state levels promoting effective land-use policies to support economic and community development. Mary's intuitive problem solving, negotiation skills, and sincere desire to help her clients maximize the full potential of every project, has yielded her a loyal client base across a broad spectrum of commerce - from national retailers and land developers to local city governments and non-profits. Mary's entry into commercial real estate was preceded by a career in the high-tech industry where she managed a sales team responsible for generating annual sales in excess of \$100 million. Mary earned a Bachelor's degree in Economics and a Master of Arts in History from Georgia State University in Atlanta. A partial

list of her involvements includes:

- Orem City Councilwoman, 2010-2014
- Vice Chair of the Orem City Planning Commission, 2005-2009
- Member Governor's Commission on Aging
- Envision Utah, Board of Directors
- Member Women's Business Network of the Utah Valley Chamber of Commerce

## Richard Brockmyer, Strategic Planner



Richard Brockmyer is a Strategic Planner with the Utah Transit Authority. His work focuses on implementing Transit-Oriented Development across the UTA service area. This includes evaluating land use policies for municipalities and counties, building partnerships with communities interested in developing around current and future rail and bus stations, as well as working with the UTA TOD department to achieve joint-development projects.

Richard is the project manager for UTA's Station Area Planning program and is responsible for GIS application development and data management for the UTA planning department.

He also assists with managing the transit component of the regional transportation plan with Wasatch Front Regional Council and Mountainland Association of Governments. Richard is a graduate of Arizona State University's Master of Urban and Environmental Planning program, where he also received a certificate in Transportation Systems. He received his Bachelor's Degree in history from Westminster College.